



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2024-17

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday, May 6, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Joshua Haskell**
PROPERTY OWNER: **Joshua Haskell**
LOCATION: **770 Metacom Avenue**
PLAT: **123** LOT: **322**
ZONE: **Residential R-8**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to remove an existing 10ft. x 12ft. accessory shed structure and construct a new 12ft. x 24ft. accessory shed/garage structure with less than the required rear yard and less than the required left side yard.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, May 2, 2024.



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
 COMMUNITY DEV.

2024 APR -8 PM 12:35

APPLICATION

File No: 2024-17
 Accepted by ZEO: EAT 4/8/24

APPLICANT:	Name: <u>Joshua Haskell</u>		
	Address: <u>770 Metacom Ave</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>207-570-9775</u>	Email: <u>forumeddie2@yahoo.com</u>	
PROPERTY OWNER:	Name: <u>Joshua Haskell</u>		
	Address: <u>770 Metacom Ave</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>207-570-9775</u>	Email: <u>forumeddie2@yahoo.com</u>	

1. Location of subject property: 770 Metacom Ave

Assessor's Plat(s) #: 123 Lot(s) #: 322

2. Zoning district in which property is located: R-8

3. Zoning Approval(s) required (check all that apply):

Dimensional Variance(s) Special Use Permit Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?

Dimensional Variance Section(s): Sec 28-142d

Special Use Permit Section(s): _____

Use Variance Section(s): _____

5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property? Since July 2023

7. Present use of property: Primary Home

8. Is there a building on the property at present? Yes, existing single family dwelling plus shed

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): _____

Shed: 12' x 10', 120 sq ft,

10. Proposed use of property: Garage/Storage

11. Give extent of proposed alterations: Removing existing shed and build larger shed/garage

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): _____

12' x 24' x 8'-10' 288 sq ft

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: <u>30'</u>	Proposed Setback: _____
Left side lot line:	Required Setback: <u>6'</u>	Proposed Setback: <u>19" - 41"</u>
Right side lot line:	Required Setback: <u>6'</u>	Proposed Setback: _____
Rear lot line:	Required Setback: <u>6'</u>	Proposed Setback: <u>42"</u>
Building height:	Required: _____	Proposed: <u>9' +/- 1'</u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: _____ Proposed: _____

13. Number of families before/after proposed alterations: 1 Before 1 After

14. Have you submitted plans for the above alterations to the Building Official? No

If yes, has he refused a permit? _____

If refused, on what grounds? _____

15. Are there any easements on your property? No (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: X Sewer: _____

17. Is the property located in the Bristol Historic District or is it an individually listed property? No

18. Is the property located in a flood zone? No If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature:  Date: 08 APR 24

Print Name: JOSHUA HASICKU

Property Owner's Signature:  Date: 08 APR 24

Print Name: JOSHUA HASICKU

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: _____ Phone #: _____

Address: _____

I purchased 770 Metacom Ave in July 2023 and have occupied it as our primary home. My zoning request is due to the fact that our house has extremely limited storage. The basement is fully finished and open, leaving the only inside storage area to a closet under the stairs and against the walls in the single car garage.

Outside in the back yard is an existing 12' x 10' shed on a slab, which is full at the moment and requires pulling items out in order to gain access to other items further in. The shed currently sits 19" from our fence line to the left and 42" to the fence line in the rear.

My request is to remove the current shed, pour an additional 14' foundation (possibly remove foundation if not thick enough or reinforced) to make a 12' x 24' foundation and build a shed/garage on top of it. I would have the ability to pour the foundation directly next to the existing slab on the right.

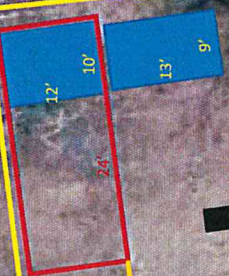
The issues I have meeting the current required zoning dimensions of 6' minimum from the property line are due to the location of the septic/leach field and the other existing structure located to the right of the shed. This structure is a 13' x 9' concrete pad with 6 metal poles and a roof and is currently $\frac{3}{4}$ wrapped with a fabric cover.

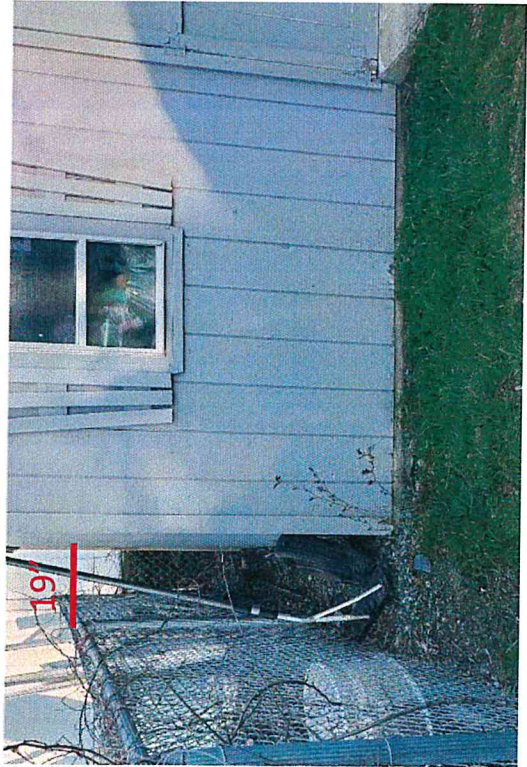
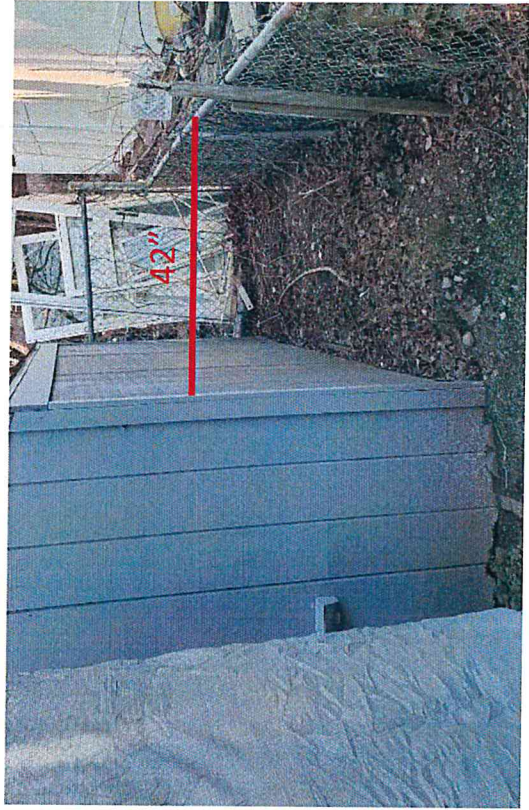
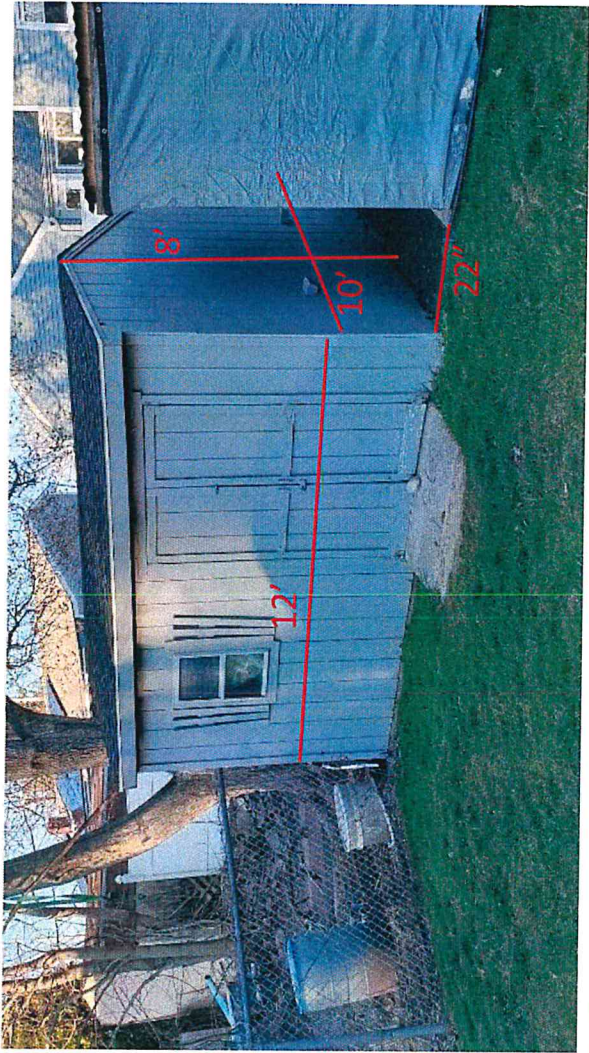


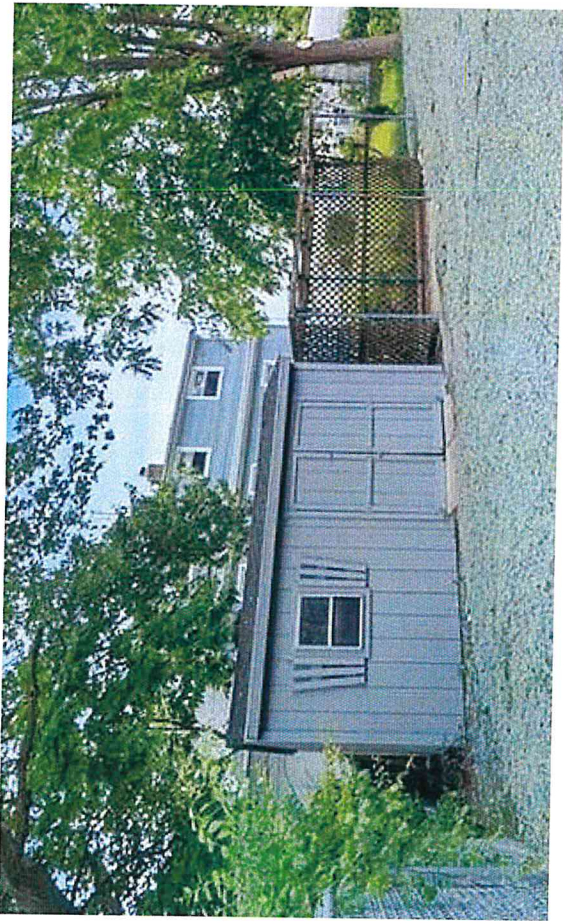
Septic

Driveway

322
7631 sq ft









STATE OF RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES PERMITTING SECTION
235 PROMENADE STREET
PROVIDENCE, RI 02908

April 21, 2023

TO: Joseph Lacroix
61 Woodcove Drive
Coventry, RI 02816

SITE INFORMATION: Application No: 2302-0128
Street: 770 Metacom Avenue
Town: Bristol
Plat: 123
Lot: 322
Subdivision:
Subdivision Lot No:

CERTIFICATE OF CONFORMANCE

This Certificate of Conformance means that the Onsite Wastewater Treatment System (OWTS), which has been installed under the above application number, appears to substantially conform with the design requirements and other requirements as indicated on the application, and associated plans and specifications. **PERMISSION IS THEREFORE GRANTED FOR UTILIZATION OF THE SEWAGE DISPOSAL SYSTEM.** A copy of this certificate has been forwarded to the building official of the municipality having jurisdiction over the subject site; he/she may issue a Certificate of Occupancy for the building provided all other local requirements have been met. The building official must receive a copy of the Certificate of Conformance prior to his or her issuing any required certificate of occupancy for the building or facility to be served by the OWTS.

This Certificate is based upon the representations of the Owner and his/her agents, who are responsible for the proper installation of this system. This Department has approved the OWTS installation in reliance upon those representations and is not responsible for any of the construction, design details, specifications, distances or elevations indicated on the application, plan or specifications. This approval is subject to future suspension and revocation in the event that: subsequent examination reveals that any of the data indicated on the application, plan or specifications is incorrect or not in compliance with applicable regulations; or the OWTS system discharges sewage to the surface of the ground or to any watercourse, fails to otherwise operate satisfactorily or is altered in a manner which deviates from the terms of the approved application.

Authorized Agent: Mohamed J. Freij, P.E., PLS, Supervising Sanitary Engineer

ONSITE WASTEWATER TREATMENT SYSTEM PROGRAM

SEE REVERSE SIDE FOR IMPORTANT INFORMATION ON CARE AND MAINTENANCE

RECOMMENDATIONS FOR MAINTAINING YOUR ONSITE WASTEWATER TREATMENT SYSTEM (OWTS)

The following is a list of recommendations for maintaining your OWTS. Proper care and maintenance will prolong the service life of your OWTS.

- (1) No OWTS will operate efficiently without proper care and maintenance. Maintenance requirements vary according to the type and complexity of the OWTS installed. Contact your designer or installer for additional guidance as you feel necessary.
- (2) Learn the location of your septic tank and keep it accessible. The tank should be routinely inspected and pumped as necessary.
- (3) Minimize the amount of water going into the system. Use flow reducers in showers; repair leaky toilets and sinks.
- (4) Do not flush disposable diapers, sanitary napkins, or other similar items down the toilet.
- (5) Do not disturb the soil in the area of the leaching system, and do not allow vehicles to park or drive over this area.
- (6) Do not locate sheds, swimming pools, gym sets, shrubs or trees over the area of the leaching field.
- (7) Be sure the area of the leaching field is graded to prevent surface water from rainfalls or roof drains from collecting over or near the system.
- (8) Use extreme care in disposing of household chemicals. Many household chemicals can upset the operation of septic systems and some may pollute drinking water supplies, particularly if wells are nearby.
- (9) Do not use acids or organic solvents to attempt to unclog septic systems: use of such chemicals is prohibited by OWTS regulations.
- (10) Beware of claims made by manufacturers of so-called "septic system cleaners, additives or enhancers". Studies show that these products generally do not improve the effectiveness or service life of OWTS systems and may, in fact, do the opposite.



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES



PERMITTING SECTION

APR 20 2023

ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS) PROGRAM

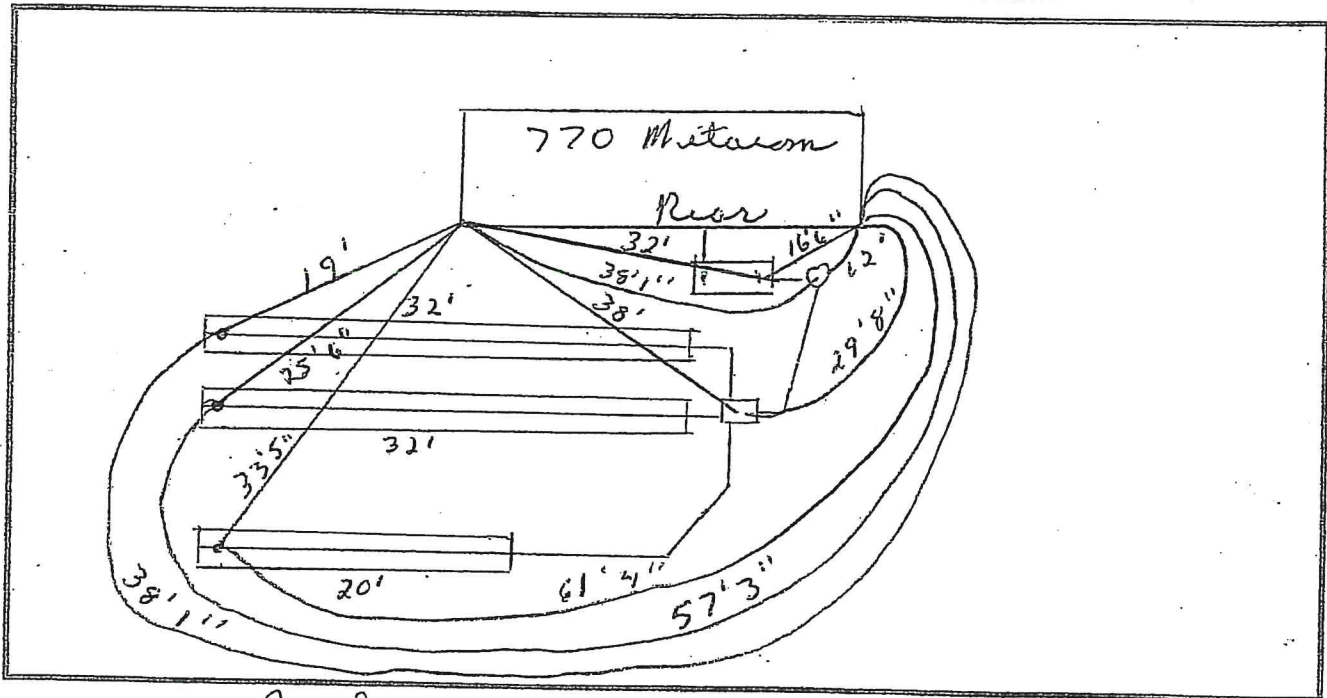
DESIGNER'S CERTIFICATE OF CONSTRUCTION FOR OWTS

I, Rich Nunes, as the designer of record for the OWTS installation located at
(Street) 770 Metacom Ave in the City or Town of Bristol

Permit No. 2302-01-28

hereby certify that the installation of the OWTS was performed by the installer named below, and to the best of my information, knowledge and belief, was witnessed and inspected in accordance with RIDEM/OWTS Rules, and that, in my professional opinion, the installation of the OWTS conforms with the plans, specifications, applicable statutes, regulations, and construction tolerances as approved by the Director of the Rhode Island Department of Environmental Management. I further certify that I have documented the installation in accordance with RIDEM/OWTS Rules. This certification is effective as of (date): 4-20-23

The septic tank, D-Box (if any) and leach field are located as set forth below:



Installer's Name Rich Nunes

License No. 682

Designer's Name Rich Nunes

License No. 1128

Designer's Signature [Signature]

Date Signed 4-20-23

Designer Request of Change (DROC) Approval Date(s) _____



Rhode Island Department of Environmental Management
Onsite Wastewater Treatment System Program

Phone: 401-222-3961
Fax: 401-222-6177

INSPECTION REPORT

APPLICATION NUMBER: 2302-0128		INSPECTOR: DeRiso	
STREET: 770 Metacom Avenue		INSPECTION DATE: 04/18/2023	
CITY/TOWN: Bristol		ARRIVAL TIME:	
CITY/TOWN: 123 322		WEATHER CONDITIONS:	
PLAT/LOT:		POLE NO:	
OWTS INSTALLER: Nunes L0682		Designer: D1128	
PHONE NO: 401-821-4038		INSPECTION NUMBER: 2	
TYPE OF INSPECTION: Cover Inspection			

FINDINGS/COMMENTS

OK TO COVER -

SUBMIT AS BUILT / NO FEE, REPAIR -

RESULTS OF INSPECTION/ACTION REQUIRED

CONSTRUCTION - DESIGNER MUST INSPECT/APPROVE PRIOR TO DEM INSPECTION

- Bottom inspected
- Cover inspected
- Correct items listed
- (REI) Address items listed and call for re-inspection.
- (ASB) Designer must submit As-Built
- (RPREQ) Redesign required. Submit new application.
- (RFAD) Stop Construction. Contact OWTS office. DO NOT CONTINUE.
- (COC) Designer submit COC
- (O&M) O&M agreement and permit must be recorded in Land Evidence Records.
- (Fee) A \$100.00 fee is required before re-inspection.
- Inspection waived

SITE TESTING

- Soil Evaluation - Concur
- Soil Evaluation - Do not concur
- Soil Evaluation - Inconclusive
- Alteration Test Hole - Verified
- Alteration Test Hole - Unacceptable
- Ledge Test
- Fill Tests
- Repair Test Hole

Signature of Inspector 



INSPECTION REPORT

APPLICATION NUMBER: 2302-0128		INSPECTOR: DeRiso	
STREET: 770 Metacom Avenue		INSPECTION DATE: 04/06/2023	
CITY/TOWN: Bristol	PLAT/LOT: 123-322	POLE NO:	
OWTS INSTALLER: Nunes L0682 Designer: D1128		ARRIVAL TIME:	
PHONE NO: 401-821-4038 INSPECTION NUMBER: 1		WEATHER CONDITIONS:	
TYPE OF INSPECTION: Bottom Inspection			

FINDINGS/COMMENTS

REMOVE ANY CONTAMINATED SOIL
THAT MIGHT BE ASSOCIATED WITH
OLD SYSTEM -
BOTTOM OK -

RESULTS OF INSPECTION/ACTION REQUIRED

CONSTRUCTION - DESIGNER MUST INSPECT/APPROVE PRIOR TO DEM INSPECTION

- Bottom inspected
- Cover Inspected
- Correct items listed
- (REI) Address items listed and call for re-inspection.
- (ASB) Designer must submit As-Builts
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Signature of Inspector 



RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
ONSITE WASTEWATER TREATMENT SYSTEM CONSTRUCTION PERMIT

www.dem.ri.gov/septic



FEB 6 2023

APPLICATION No. 2302-0128 DATE RECEIVED 02/06/23 AMOUNT RECEIVED \$200.00(1) CHECK # 25150 NOTE 014

TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- NEW BUILDING CONSTRUCTION
- ALTERATION
- REPAIR
- TRANSFER
- A/E TECHNOLOGY TYPE CSO
- VARIANCE
- REDESIGN
- JOINT OWTS / WETLANDS PD

SITE INFORMATION

NO. STREET 770 MATHOM AVE CITY/TOWN BRISTOL POLE # _____
 PLAT NUMBER 123 LOT NUMBER 322 SUBDIVISION LOT NUMBER _____
 LOT SIZE 770 SF/ACRES _____
 SUBDIVISION NAME _____
 SUBDIVISION SITE SUITABILITY CERTIFICATION # _____

OWNER INFORMATION

LAST NAME LACROIX FIRST NAME JOSEPH M.I. _____
 NO. STREET 61 Wood Ave Dr CITY/TOWN Coxenoy ZIP CODE 02816

RIDEM APPLICATION HISTORY

PREVIOUS SITE TESTING YES NO APPLICATION # _____
 DEPTH TO APPROVED WATER TABLE 3.5 HOW DETERMINED TEST HOLE
 TEST HOLE # 1 DATE EXCAVATED 1/1 WETLANDS within 200' OF OWTS YES NO
 WETLAND DETERMINATION YES NO RIDEM FILE # _____ DATE 1/1
 LARGE SYSTEM YES NO OCI FILE # IF APPLICABLE _____

DESIGN INFORMATION

BUILDING USE: Residential Commercial Other _____
 WATER SUPPLY: public water public well private well
 # OF DESIGN UNITS 3
 UNIT DESIGN FLOW 115 gallons per (unit) TOTAL DAILY FLOW 345 gallons
 TANK SIZE 1000 gallons DESIGN LOADING RATE 46 gpd/sf
 MINIMUM REQUIRED LEACHFIELD AREA 750.00 square feet
 LEACHFIELD TYPE CSO 6206 x 84
 TOTAL AREA OF LEACHFIELD PROVIDED 865.20 square feet

CERTIFICATION

I, RICK NUWES, the undersigned licensed OWTS designer, certify that I prepared this application and accompanying forms, submittals, plans and sketches in accordance with the RULES of the RIDEM pertaining to OWTS and that all the information provided on this application and accompanying forms, submittals, plans and sketches is true and accurate.

Designer's Signature [Signature] License # D-1128
 Designer's Email [Redacted] Phone # 821-4038
 Business/Company Name Rich Nuwes Const
 I certify that a) I am the owner of the property indicated under the site information on this application, b) I will hire a licensed OWTS installer to install the system proposed herein, c) the system will be installed in strict accordance with this application, d) I will hire and retain the licensed OWTS designer of record to witness and inspect the installation of the system, e) I assume all responsibility for the truth and accuracy of this application and all liability and responsibility for any improper installations of the system on this site and agree to hold the RIDEM harmless from any and all claims relating whatsoever to the system. In the case of a transfer application, I acknowledge that the permit application and plans previously approved and accompanying this application are the operative documents subject to certification.
 Owner's Phone Number 401-473-0588
 Owner's Email LACROIXPROPERTIES@YAHOO.COM
 Owner(s) Signature [Signature]

PERMIT APPROVAL SECTION: DO NOT WRITE BELOW THIS LINE

Based upon the representations of the owner and the owner's agents, including the representations of the owner's OWTS designer, and the truth and accuracy of all information submitted, this application for an OWTS is hereby approved. The RIDEM assumes no responsibility or liability for the future safe operation or maintenance of the aforesaid system, of the fitness or suitability of this system to this site, nor does it assume any responsibility for the accuracy and truth of the owner's, or the owner's agent's representations. This approval is subject to future suspension or revocation in the event that subsequent examination reveals any data indicated on any application, form, submittal, plan or sketch to be incorrect, or not in compliance with the RULES or any conditions at the site are such that the approved design is not in accordance with the RULES, or in the event that the system discharges inadequately treated wastewater to waters of the State or fails to operate satisfactorily in any other manner.

IMPORTANT: Additional terms of approval as circled.

- A. Bottom of leaching area excavation must be inspected by the RIDEM prior to placement of any gravel or stone.
- B. System installation must be inspected by RIDEM prior to covering any component of the system with backfill.
- C. Applicant shall comply with all requirements, conditions and stipulations of variance(s) approved on
- D. Joint Permit: Designer of record must contact RIDEM prior to start of any site construction.
- E. A/E Technology: additional installation, operation or maintenance requirements may apply (see A/E Technology Certification.)
- F. Copy of this form and Operation/Maintenance contract must be filed in land evidence records prior to conformance.
- G. Proposed construction falls within "Coastal Zone". Contact Rhode Island Coastal Resources Management Council.
- H. Erosion and sedimentation controls must be installed prior to start of construction.
- I. Transfer: See original permit for all applicable conditions.
- J. Other _____

Signature of RIDEM Official [Signature] Date of Approval 2-13-23 Date of Expiration 2-13-24

DEM SEE INSTRUCTIONS ON REVERSE SIDE

PROPOSED SEPTIC DESIGN @ 770 Metacom Ave, Bristol:

Joseph Lacroix
61 Woodcove Dr
Coventry, RI 02818
DESIGNED BY:
Roderick Nunes
1 Country Lane
Hope, RI 02831
401-821-4038
D-1128

DESIGN CRITERIA:

3 bed x 115gal/ea / .46 bedroom = 750.00 sf Required
Geomatrix GST 6206 = 10.30sf/lf x 84' = 865.20 sf Provided

CONSTRUCTION NOTES:

1. FAILURE - Pump and fill or R&D and component and refill with clean gravel, legally dispose of onsite
2. Stop unsuitable around field 3' min around proposed system down to "C" horizon and replace with clean course gravel as required.
3. Furnish and install 1000 gal. Infiltrator IM-1060 Poly Septic Tank, 2 compartments, watertight, install outlet filter with covers to grade on both ends.
4. Install Geomatrix GST 6206, 84' L (3 - 28' rows) with ASTM 33 sand/washed and clean 3/4" stone, field installed level
5. Install D-Box, H-20 Concrete Precast, 3 sf min. bottom
6. There are no known drains within 25' of leachfield. Abandon and or relocate as required if found during construction
7. Maintain 15' to fill foundation and 10' to property line
8. Maintain 10' min. from trees, bushes and stumps, remove as necessary
9. Maintain 25' from water service and main
10. All gravity piping to be 4" sdr35 PVC, 1% slope min./5% max
11. Install 24" dia. Fiberglass Pump Chamber 7' high with Gould EP0511 Effluent Pump, mount control Panel on 4"x4" PT off house.

ELEVATION SCHEDULE:

- 100.00 Benchmark ~ Top of Foundation
- 96.50 Dwelling Outlet (EXISTING +/-)
- 96.40 Tank Inlet
- 96.15 Tank Outlet
- 99.84 D-Box Inlet
- 99.67 D-Box Outlet
- 99.50 Invert @ GST (100.50 min./102.00 max. cover / maintain 10' min. perimeter)
- 99.00 Bottom of GST (36" separation provided)
- 96.00 Approx. Water Table utilized 3.5' and .46 loading rate by Test Hole #1

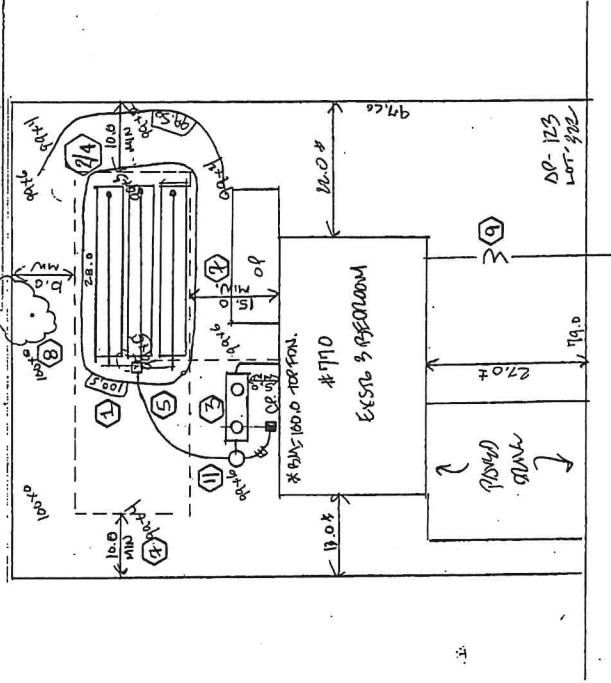
PUMP DOSING:

Chamber Floor 92.60 / Pump off 95.60 / Pump on 96.10 / Alarm 96.20 / Cover 99.60
22 gal/w.f. x 2.5' = 55.00 gal. dosing PROVIDED
2.31 g/lf x 84' dosing = 194.04 x 50% = 97.02 gal/MAX. DOSE

- INSTALLER TO VERIFY INVERTS AND GRADES PRIOR TO CONST-
- Any discrepancies are to be reported to designer prior to construction
- Contractor to contact Dig Safe according to local law prior to any excavation
- Maintain proper Erosion Control before, during and after construction until stabilized

REMARKS:
You shall verify the location of the foundation of the building of the leaching area excavation prior to any excavation. If you find any stumps or roots, you shall remove them prior to any excavation.

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
OWRS PROGRAM
PLAN # 2302-173
APPROVED
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE KEPT AT CONSTRUCTION SITE



HEADCOM AVE
11.20.0



Town of Bristol, RI
WATER POLLUTION CONTROL DEPARTMENT
2 PLANT AVENUE
BRISTOL, RI 02809-3015
(401) 253-8877 fax: (401) 253-2910

TOWN HALL
10 COURT STREET
BRISTOL, RI 02809
(401) 253-7000

Jose' J. Da Silva, Superintendent

1/12/2023

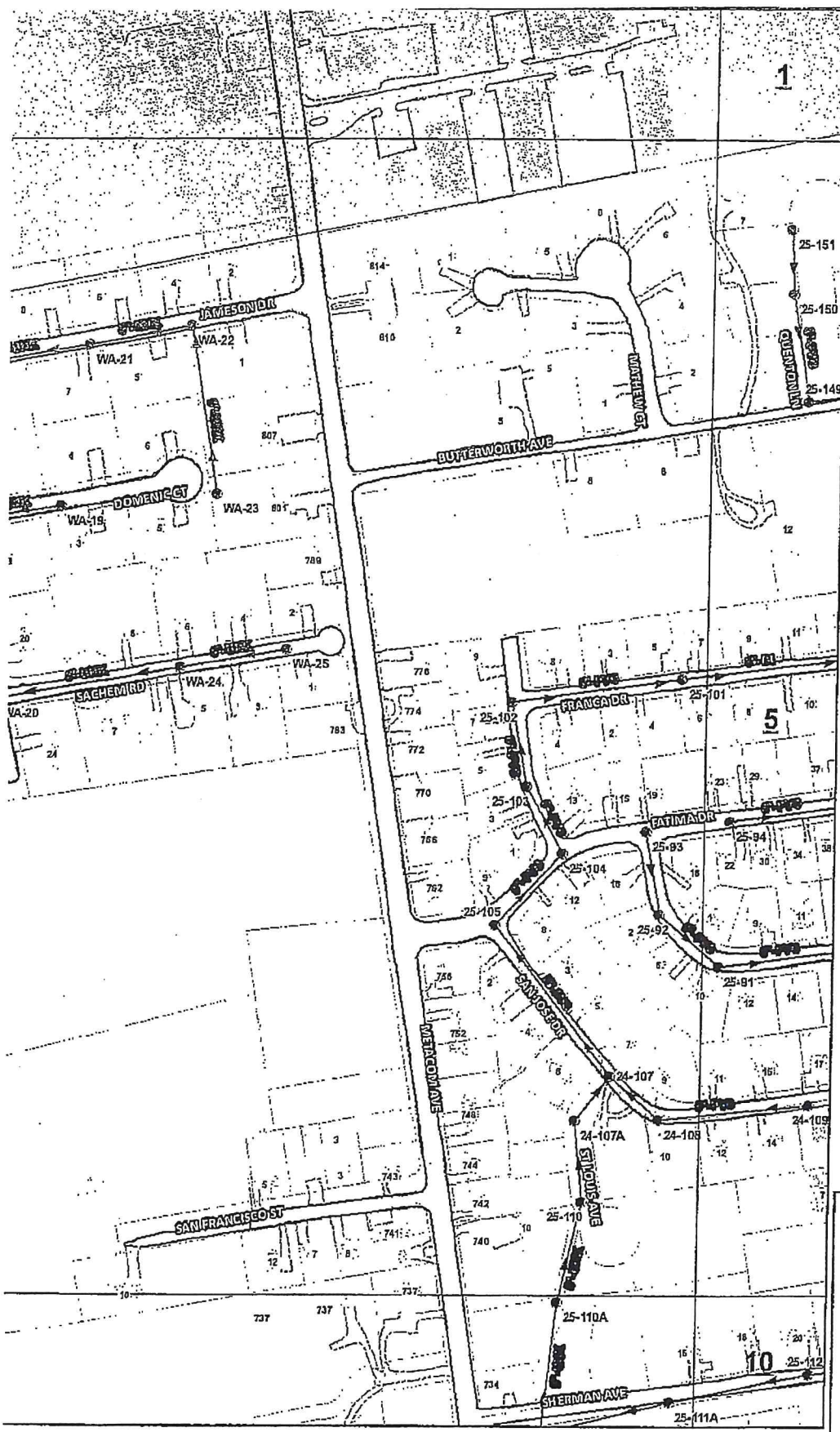
To: Rhode Island Department of Environmental Management

Re: Availability of Sanitary Sewer
770 Metacom Ave.
Bristol, RI 02809

There is no readily or easily accessible sanitary sewer for the above address to connect. Please see attached schematic of sewer lines in the area.

Respectfully,

Jose' Da Silva
Superintendent
Bristol WPCF



Sewer Structure

- Sewer Manhole
- ▣ Town Pump Station
- ▢ Private Pump Station
- Gravity Sewer Pipe
- Force Main Sewer Pipe
- Low Pressure Sewer Pipe

Planimetric Data

- Road
- Driveway
- ▭ Building
- - - Parcel
- Stream
- Open Water
- Bay

This map is intended to support the inventory of real property in the Town of Bristol. Map data should not be interpreted as the actual field survey data. This data should not be used for legal description or conveyance purposes.

Plot Date:
August 2012

Grid ID: 4

				1	
2	3	4	5	6	
7	8	9	10	11	
12	13	14	15	16	
17	18	19	20	21	
22	23	24	25	26	27
28	29	30	31	32	33
34	35	36	37	38	39
40	41	42	43	44	45
46	47	48	49	50	51
52	53	54	55	56	57
58	59	60	61	62	63
64	65	66	67	68	69
70	71	72	73	74	75

1,000 Feet



Sewer Collection System
Bristol, Rhode Island

Plat/Lot 123 322

Account: 6618

LUC 01

Zone R-8

Assessment

\$301,600

► Owner ► Owner Account #: 50-0101-93

Owner 1 **HASKELL, JOSHUA**

Owner 2

Owner 3

Address **770 METACOM AVE, BRISTOL, RI 02809**

% Owned

► **Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	Deed Type
LACROIX, JOSEPH & WHITE, T.A. &	07/19/2023	460,000	2218-19	W
	12/30/2022	190,000	2199-233	E

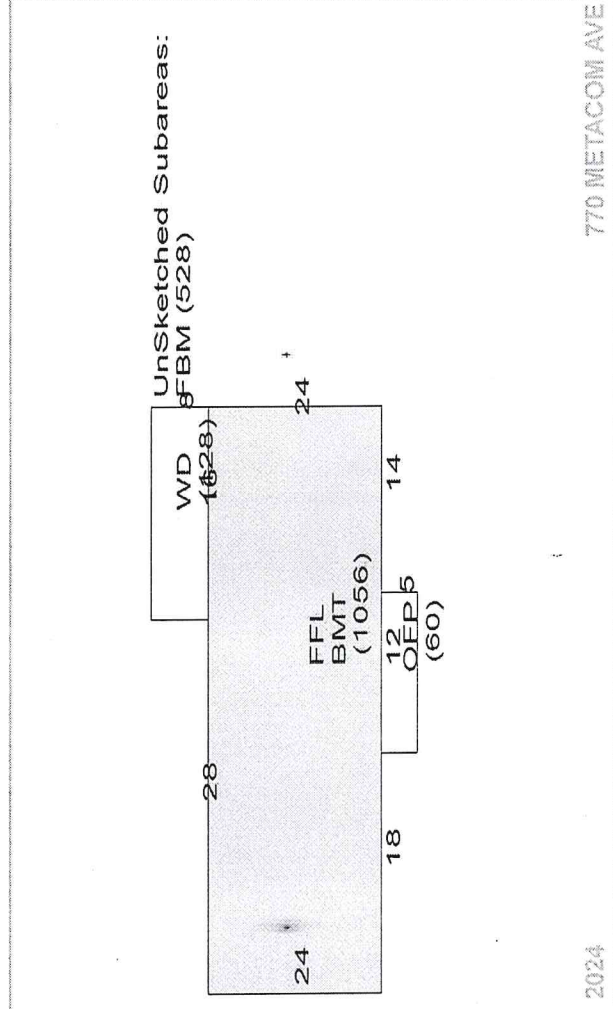
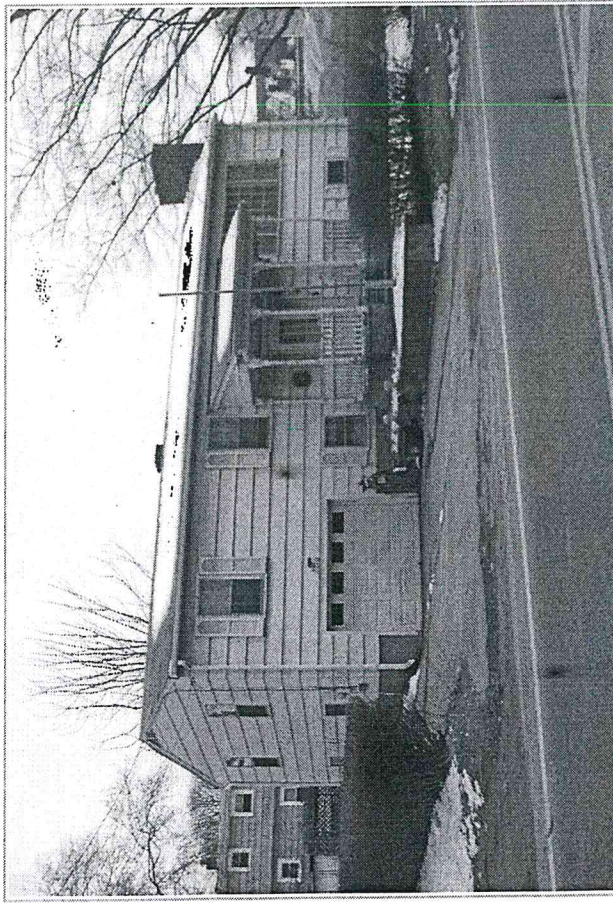
► **Assessment**

Use Code	Bldg Value	SFY1 Value	Land Size	Land Value	AG Credit	Assessed Value
01	184,700	0	0.18	116,900	0	301,600
TOTAL	184,700	0	0.18	116,900	0	301,600

Source > Mkt Adj Cost VAL per SQ Unit/Card > 106.65 VAL per SQ Unit/Parcel > 106.65

► **Previous Assessments**

Year	LUC	Building	SFY1	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	01	142,400	0	0	116,900	0	259,300	259,300
2022	01	142,400	0	0	116,900	0	259,300	259,300
2021	01	113,500	0	0	104,300	0	217,800	217,800
2020	01	113,500	0	0	104,300	0	217,800	217,800
2019	01	113,500	0	0	104,300	0	217,800	217,800
2018	01	97,900	0	0	100,100	0	198,000	198,000



► **Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 Single Fam	0.17518	AC	P	1.00	645,000	667,314	B	-10			116,900			1.00	0
2															
3															
4															

Plat/Lot 123 322

Account: 6618

LUC01

Assessment

\$301,600

Building Information

Table with columns: Description, Raised, Story Height, GOM Units, BMT Floor, Frame 2, EXT Wall 2, Roof Type 2, Roof Cover 2, INT Wall 2, Floors 2, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil Hght, Parking Type, EXT View, Quantity, Quality.

Grade

Table with columns: Grade, Q4, Q4, Year Built, EFF Year, Alt %, Q4.

Depreciation

Table with columns: Code, Description, % GD, GD - Good, Condition, Functional, Economic, Special, OV, Total Depreciation % > 27.0.

Other Factors

Table with columns: Flood Hazard, Topography, Street Traffic, LEVEL, PAVED.

Bas \$/SQ

Table with columns: Size Adj, Constr Adj, Adj \$/SQ, Other Featrs, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total.

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s).

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, Description/Directions.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep V.

Notes

NEW FURNACE 12/05 EAS ,SOME NEEDS WORK. HAS BEEN LEFT VACANT FOR 2 YEARS. POOR VENTILATION IN THE BATH ROOM, WATER IN BSMT, ROOF NEEDS TO BE REPAIRE AND HAS AN OUTSIDE OIL TANK..PORCH AND DECK NEED STRUCTURAL HELP.

Visit History

Table with columns: Date, Result, By.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value.

Other Info.

Table with columns: AFDU, Priority, etc.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level.



770 Metacom Avenue - 300' Radius

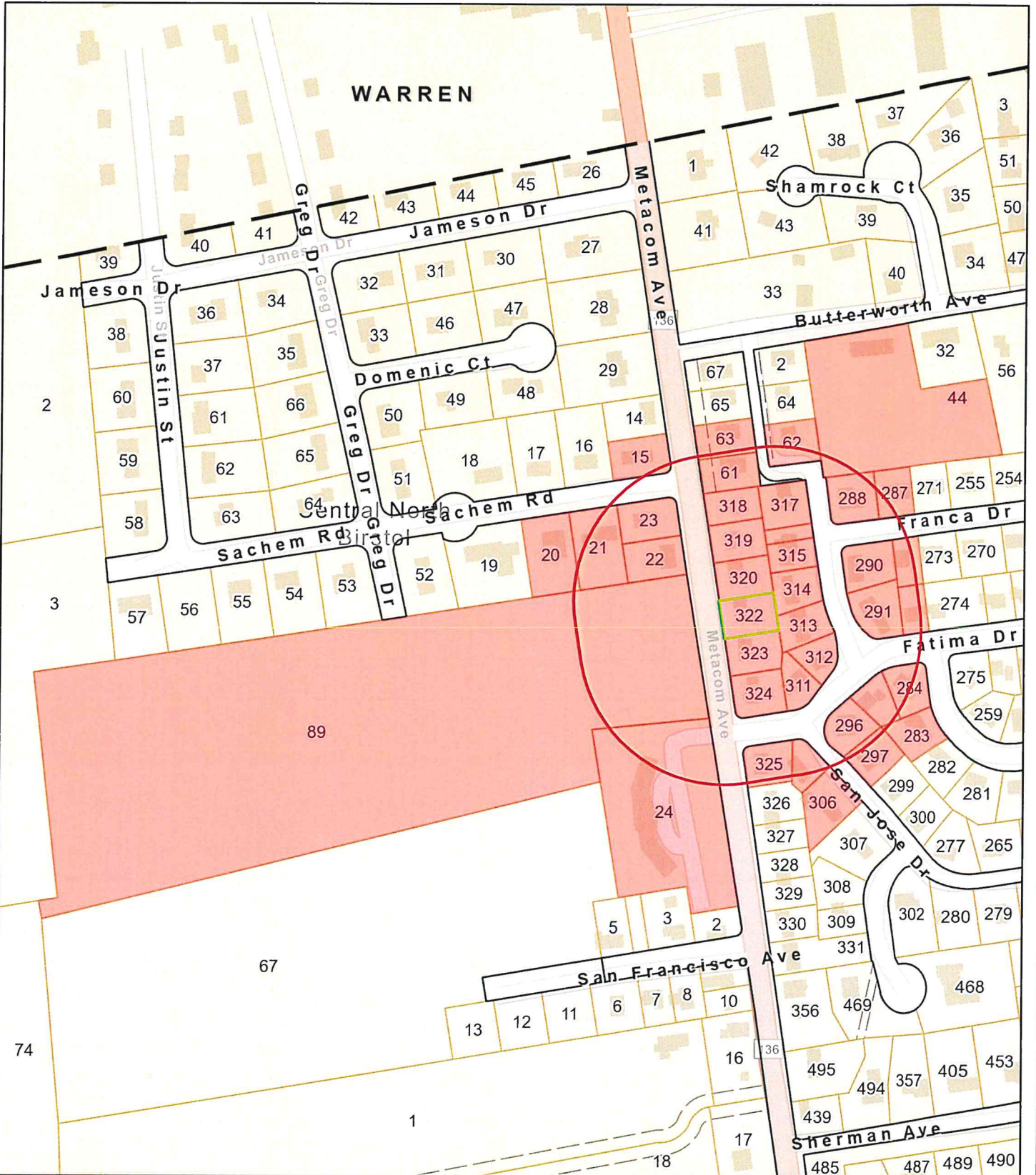
Bristol, RI

1 inch = 282 Feet



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April 9, 2024



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300 feet Abutters List Report

Bristol, RI
April 09, 2024

Subject Property:

Parcel Number: 123-322
CAMA Number: 123-322
Property Address: 770 METACOM AVE

Mailing Address: HASKELL, JOSHUA
770 METACOM AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 120-44
CAMA Number: 120-44
Property Address: 6 BUTTERWORTH AVE

Mailing Address: AUGUST, THEODORE J. III
6 BUTTERWORTH AVE.
BRISTOL, RI 02809

Parcel Number: 120-61
CAMA Number: 120-61
Property Address: 11 ST THERESA AVE

Mailing Address: TAVARES, JENNIFER
11 ST THERESA AVE
BRISTOL, RI 02809

Parcel Number: 120-62
CAMA Number: 120-62-001
Property Address: 10 ST THERESA AVE

Mailing Address: RAINEY, DEBORAH M.
10 ST THERESA AVE
BRISTOL, RI 02809

Parcel Number: 120-62
CAMA Number: 120-62-002
Property Address: 12 ST THERESA AVE

Mailing Address: BROWNER, EVAN C
12 ST THERESA AVE UNIT 2
BRISTOL, RI 02809

Parcel Number: 120-63
CAMA Number: 120-63
Property Address: 15 ST THERESA AVE

Mailing Address: FERREIRA, CHRISTIAN & ALYSSA TE
15 ST. THERESA AVE
BRISTOL, RI 02809

Parcel Number: 123-283
CAMA Number: 123-283
Property Address: 2 SAN JUAN DR

Mailing Address: LESTE, JOSE C ANA J
2 SAN JUAN DR
BRISTOL, RI 02809

Parcel Number: 123-284
CAMA Number: 123-284
Property Address: 16 FATIMA DR

Mailing Address: LIMA, SULWA & MESSENGER, JEREMY
JT
16 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-285
CAMA Number: 123-285
Property Address: 15 FATIMA DR

Mailing Address: DIAS, JESSICA A
15 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-286
CAMA Number: 123-286
Property Address: 2 FRANCA DR

Mailing Address: TAVARES, MARY ROSE TRUSTEE
2 FRANCA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-287
CAMA Number: 123-287
Property Address: 3 FRANCA DR

Mailing Address: MEDINA, JOHN F. RUTH ANN LIFE
ESTATE & MEEHA
3 FRANCA DR
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 09, 2024

Parcel Number: 123-288 CAMA Number: 123-288 Property Address: 8 ST THERESA AVE	Mailing Address: CARREIRO, HUMBERTO D ET CARREIRO, LILLIAN JT 8 ST THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-290 CAMA Number: 123-290 Property Address: 4 ST THERESA AVE	Mailing Address: AUTHELET, MINDY L 4 SAINT THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-291 CAMA Number: 123-291 Property Address: 13 FATIMA DR	Mailing Address: KARNES, JAMES E 13 FATIMA DRIVE BRISTOL, RI 02809
Parcel Number: 123-295 CAMA Number: 123-295 Property Address: 12 FATIMA DR	Mailing Address: COSTA, CORY A & EMILY R TE 23 ROOSEVELT DR BRISTOL, RI 02809
Parcel Number: 123-296 CAMA Number: 123-296 Property Address: 8 FATIMA DR	Mailing Address: CARDOSO, ANTONIO J & PIEDADE LE CARDOSO, RAQUEL & MICHAEL A JT 8 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-297 CAMA Number: 123-297 Property Address: 3 SAN JOSE DR	Mailing Address: YOUNG, JONATHAN R & ASHLEY K TE 3 SAN JOSE DR BRISTOL, RI 02809
Parcel Number: 123-304 CAMA Number: 123-304 Property Address: 2 SAN JOSE DR	Mailing Address: REUSS, JONATHAN D. REUSS, DAWN S. TE 2 SAN JOSE DR BRISTOL, RI 02809
Parcel Number: 123-306 CAMA Number: 123-306 Property Address: 4 SAN JOSE DR	Mailing Address: SANTOS, ANTONIO P & LUCIA M LE SANTOS, PAUL S & KATHRINA S 4 SAN JOSE DR BRISTOL, RI 02809
Parcel Number: 123-311 CAMA Number: 123-311 Property Address: 9 FATIMA DR	Mailing Address: BARBOZA, JOSEPH M. DONNA M. ETUX 9 FATIMA DR BRISTOL, RI 02809
Parcel Number: 123-312 CAMA Number: 123-312 Property Address: 1 ST THERESA AVE	Mailing Address: SLUSARSKI, SHIRLEY A. LE SLUSARSKI, PAUL E. 1 ST. THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-313 CAMA Number: 123-313 Property Address: 3 ST THERESA AVE	Mailing Address: ACCRINO, STEPHEN P. 3 ST THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-314 CAMA Number: 123-314 Property Address: 5 ST THERESA AVE	Mailing Address: CHURCH, KIMBERLY ANN 5 ST. THERESA AVE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 09, 2024

Parcel Number: 123-315 CAMA Number: 123-315 Property Address: 7 ST THERESA AVE	Mailing Address: MELLO, TIMOTHY A 7 ST THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-316 CAMA Number: 123-316 Property Address: ST THERESA AVE	Mailing Address: MELLO, TIMOTHY A 7 ST THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-317 CAMA Number: 123-317 Property Address: 9 ST THERESA AVE	Mailing Address: SOARES, DINIS P IDALINA 9 ST THERESA AVE BRISTOL, RI 02809
Parcel Number: 123-318 CAMA Number: 123-318 Property Address: 776 METACOM AVE	Mailing Address: LOPEZ, LYNETTE 776 METACOM AVE BRISTOL, RI 02809
Parcel Number: 123-319 CAMA Number: 123-319 Property Address: 774 METACOM AVE	Mailing Address: OLIVEIRA, MICHAEL LE MICHAEL OLIVEIRA TRUST 774 METACOM AVE BRISTOL, RI 02809
Parcel Number: 123-320 CAMA Number: 123-320 Property Address: 772 METACOM AVE	Mailing Address: ELJ INC 703 METACOM AVE BRISTOL, RI 02809
Parcel Number: 123-322 CAMA Number: 123-322 Property Address: 770 METACOM AVE	Mailing Address: HASKELL, JOSHUA 770 METACOM AVE BRISTOL, RI 02809
Parcel Number: 123-323 CAMA Number: 123-323 Property Address: 766 METACOM AVE	Mailing Address: MEDEIROS, MARIA C. TRUSTEE MANUEL & MARIA MEDEIROS REV TRU 766 METACOM AVE BRISTOL, RI 02809
Parcel Number: 123-324 CAMA Number: 123-324 Property Address: 762 METACOM AVE	Mailing Address: DEANGELIS, CAROL A. (SOLE OWNER) 762 METACOM AVE. BRISTOL, RI 02809
Parcel Number: 123-325 CAMA Number: 123-325 Property Address: 756 METACOM AVE	Mailing Address: FREDERICKSEN, CHARLES M & LISA M TE 756 METACOM AVE BRISTOL, RI 02809
Parcel Number: 86-15 CAMA Number: 86-15 Property Address: 2 SACHEM RD	Mailing Address: MOORE, DOUGLAS L. TAMMY M. ETUX TE 2 SACHEM RD BRISTOL, RI 02809
Parcel Number: 86-20 CAMA Number: 86-20 Property Address: 5 SACHEM RD	Mailing Address: CATALANO-HEALEY, VICTORIA A. TRUSTEE 5 SACHEN RD BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 09, 2024

Parcel Number: 86-21
CAMA Number: 86-21
Property Address: 3 SACHEM RD

Mailing Address: JENNINGS, STEVEN H & JOY M TE
3 SACHEM RD
BRISTOL, RI 02809

Parcel Number: 86-22
CAMA Number: 86-22
Property Address: 783 METACOM AVE

Mailing Address: MURPHY, MICHELLE A & SEAN P TE
783 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 86-23
CAMA Number: 86-23
Property Address: 1 SACHEM RD

Mailing Address: PEREIRA, MICHAEL C.
1 SACHEM RD
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-001
Property Address: 751 METACOM AVE

Mailing Address: CAIRRAO, ROBERT I & NANCY A TE
751 METACOM AVE UNIT 1
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-002
Property Address: 751 METACOM AVE

Mailing Address: CALISTO, FRED L.
751 METACOM AVE, UNIT 2
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-003
Property Address: 751 METACOM AVE

Mailing Address: POISANT, MICHAEL III & KELLY B TE
751 METACOM AVE UNIT 3
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-004
Property Address: 751 METACOM AVE

Mailing Address: WOLK TRUST, THE C/O KENNETH
ROUNDS
C/O Kenneth Rounds 92 Beach Road
Bristol, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-005
Property Address: 751 METACOM AVE

Mailing Address: MENARD, LYNNE M
751 METACOM AVE UNIT 5
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-006
Property Address: 751 METACOM AVE

Mailing Address: COSTA, RICHARDJ. & COSTA, JANICE C.
TE
751 METACOM AVE, UNIT 6
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-007
Property Address: 751 METACOM AVE

Mailing Address: BARTOLOTTA, KAREN
751 METACOM AVE., UNIT 7
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-008
Property Address: 751 METACOM AVE

Mailing Address: HARRIS, STACY L
751 METACOM AVE UNIT 8
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-009
Property Address: 751 METACOM AVE

Mailing Address: GOMES, RYAN J
751 METACOM AVE, UNIT 9
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 09, 2024

Parcel Number: 90-24
CAMA Number: 90-24-010
Property Address: 751 METACOM AVE # 10

Mailing Address: SOUSA, JASON
751 METACOM AVE, UNIT 10
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-011
Property Address: 751 METACOM AVE

Mailing Address: MORRIS, NICOLE E & CRAIG A TE
751 METACOM AVE # 11
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-012
Property Address: 751 METACOM AVE

Mailing Address: DERISO, JOE
751 METACOM AVE UNIT 12
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-013
Property Address: 751 METACOM AVE

Mailing Address: CABRAL, KRISTIE L
751 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-014
Property Address: 751 METACOM AVE

Mailing Address: FARIAS, LORI A
751 METACOM AVE, UNIT 14
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-015
Property Address: 751 METACOM AVE

Mailing Address: GARCIA-TABOADA, VANESSA
751 METACOM AVE, UNIT 15
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-016
Property Address: 751 METACOM AVE

Mailing Address: HOPKINS CHRISTOPHER G ET AL
751 METACOM AVE # 16
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-017
Property Address: 751 METACOM AVE

Mailing Address: OLIVEIRA, ANGIE UNIT 17
751 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-018
Property Address: 751 METACOM AVE

Mailing Address: BISBANO, JOANNA T. UNIT 18
751 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 90-24
CAMA Number: 90-24-019
Property Address: 751 METACOM AVE

Mailing Address: AMARAL ANN R
751 METACOM AVE # 19
BRISTOL, RI 02809

Parcel Number: 92-89
CAMA Number: 92-89
Property Address: METACOM AVE

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809



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ACCRINO, STEPHEN P.
3 ST THERESA AVE
BRISTOL, RI 02809

CALISTO, FRED L.
751 METACOM AVE, UNIT 2
BRISTOL, RI 02809

ELJ INC
703 METACOM AVE
BRISTOL, RI 02809

AMARAL ANN R
751 METACOM AVE # 19
BRISTOL, RI 02809

CARDOSO, ANTONIO J & PIED
CARDOSO, RAQUEL & MICHAEL
8 FATIMA DR
BRISTOL, RI 02809

FARIAS, LORI A
751 METACOM AVE, UNIT 14
BRISTOL, RI 02809

AUGUST, THEODORE J. III
6 BUTTERWORTH AVE.
BRISTOL, RI 02809

CARREIRO, HUMBERTO D ET
CARREIRO, LILLIAN JT
8 ST THERESA AVE
BRISTOL, RI 02809

FERREIRA, CHRISTIAN & ALY
15 ST. THERESA AVE
BRISTOL, RI 02809

AUTHELET, MINDY L
4 SAINT THERESA AVE
BRISTOL, RI 02809

CATALANO-HEALEY, VICTORIA
5 SACHEN RD
BRISTOL, RI 02809

FREDERICKSEN, CHARLES M &
LISA M TE
756 METACOM AVE
BRISTOL, RI 02809

BARBOZA, JOSEPH M.
DONNA M. ETUX
9 FATIMA DR
BRISTOL, RI 02809

CHURCH, KIMBERLY ANN
5 ST. THERESA AVE
BRISTOL, RI 02809

GARCIA-TABOADA, VANESSA
751 METACOM AVE, UNIT 15
BRISTOL, RI 02809

BARTOLOTTA, KAREN
751 METACOM AVE., UNIT 7
BRISTOL, RI 02809

COSTA, CORY A & EMILY R
23 ROOSEVELT DR
BRISTOL, RI 02809

GOMES, RYAN J
751 METACOM AVE, UNIT 9
BRISTOL, RI 02809

BISBANO, JOANNA T.
UNIT 18
751 METACOM AVE
BRISTOL, RI 02809

COSTA, RICHARDJ. & COSTA,
751 METACOM AVE, UNIT 6
BRISTOL, RI 02809

HARRIS, STACY L
751 METACOM AVE UNIT 8
BRISTOL, RI 02809

BROWNER, EVAN C
12 ST THERESA AVE UNIT 2
BRISTOL, RI 02809

DEANGELIS, CAROL A.
(SOLE OWNER)
762 METACOM AVE.
BRISTOL, RI 02809

HASKELL, JOSHUA
770 METACOM AVE
BRISTOL, RI 02809

CABRAL, KRISTIE L
751 METACOM AVE
BRISTOL, RI 02809

DERISO, JOE
751 METACOM AVE UNIT 12
BRISTOL, RI 02809

HOPKINS CHRISTOPHER G ET
751 METACOM AVE # 16
BRISTOL, RI 02809

CAIRRAO, ROBERT I &
NANCY A TE
751 METACOM AVE
UNIT 1
BRISTOL, RI 02809

DIAS, JESSICA A
15 FATIMA DR
BRISTOL, RI 02809

JENNINGS, STEVEN H & JOY
3 SACHEM RD
BRISTOL, RI 02809

KARNES, JAMES E
13 FATIMA DRIVE
BRISTOL, RI 02809

MURPHY, MICHELLE A & SEAN
783 METACOM AVE
BRISTOL, RI 02809

SOUSA, JASON
751 METACOM AVE, UNIT 10
BRISTOL, RI 02809

LESTE, JOSE C
ANA J
2 SAN JUAN DR
BRISTOL, RI 02809

OLIVEIRA, ANGIE
UNIT 17
751 METACOM AVE
BRISTOL, RI 02809

TAVARES, JENNIFER
11 ST THERESA AVE
BRISTOL, RI 02809

LIMA, SULWA & MESSENGER,
16 FATIMA DR
BRISTOL, RI 02809

OLIVEIRA, MICHAEL LE
MICHAEL OLIVEIRA TRUST
774 METACOM AVE
BRISTOL, RI 02809

TAVARES, MARY ROSE TRUSTE
2 FRANCA DRIVE
BRISTOL, RI 02809

LOPEZ, LYNETTE
776 METACOM AVE
BRISTOL, RI 02809

PEREIRA, MICHAEL C.
1 SACHEM RD
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

MEDEIROS, MARIA C. TRUSTE
MANUEL & MARIA MEDEIROS R
766 METACOM AVE
BRISTOL, RI 02809

POISANT, MICHAEL III &
KELLY B TE
751 METACOM AVE UNIT 3
BRISTOL, RI 02809

WOLK TRUST, THE
C/O KENNETH ROUNDS
C/O Kenneth Rounds
92 Beach Road
Bristol, RI 02809

MEDINA, JOHN F.
RUTH ANN LIFE ESTATE & M
3 FRANCA DR
BRISTOL, RI 02809

RAINEY, DEBORAH M.
10 ST THERESA AVE
BRISTOL, RI 02809

YOUNG, JONATHAN R & ASHLE
3 SAN JOSE DR
BRISTOL, RI 02809

MELLO, TIMOTHY A
7 ST THERESA AVE
BRISTOL, RI 02809

REUSS, JONATHAN D.
REUSS, DAWN S. TE
2 SAN JOSE DR
BRISTOL, RI 02809

MENARD, LYNNE M
751 METACOM AVE UNIT 5
BRISTOL, RI 02809

SANTOS, ANTONIO P & LUCIA
SANTOS, PAUL S & KATHRINA
4 SAN JOSE DR
BRISTOL, RI 02809

MOORE, DOUGLAS L.
TAMMY M. ETUX TE
2 SACHEM RD
BRISTOL, RI 02809

SLUSARSKI, SHIRLEY A. LE
SLUSARSKI, PAUL E.
1 ST. THERESA AVE
BRISTOL, RI 02809

MORRIS, NICOLE E & CRAIG
751 METACOM AVE # 11
BRISTOL, RI 02809

SOARES, DINIS P
IDALINA
9 ST THERESA AVE
BRISTOL, RI 02809